



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
FINAL AGENDA  
THURSDAY JANUARY 18, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

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<b>PLACER COUNTY ZONING ADMINISTRATOR</b>	
9:00 a.m.	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. BS</p>	<p><b>CONDITIONAL USE PERMIT MODIFICATION (PLN17-00336)</b>  <b>SHAHI</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 1 SUPERVISOR DURAN</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Parminder and Hurshbir Shahi, for the approval of a Conditional Use Permit Modification for the reduction of the rear setback to 5-feet, where 20-feet would be normally required, for the construction of a 495 square foot pool and a 1,069 square foot pool house. The subject property, Assessor's Parcel Number 029-190-012-000, comprises approximately .56 acres, is currently zoned RS-AG-B-40 PD1 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet and a Planned Development of 1 dwelling unit per acre) and is located at 3642 Westchester Drive, in the Roseville area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3, New Construction or Conversion of Accessory Structures).The Planning Services Division contact, Bennett Smithhart can be reached by phone at (530) 745-3039 or bsmithha@placer.ca.gov.</p>
<p>9:10 a.m.</p>	<p><b>VARIANCE (PLN17-00377)</b>  <b>STANLEY</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Stanley Lewan, for the approval of a Variance for a single-family residence to be located 20 feet from the edge of easement at the northern property line where a 50 foot setback is normally required. The subject property, Assessor's Parcel Number 076-220-075-000, comprises approximately 3 acres, is currently zoned RS-AG-B-100-AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and combining Airport Overflight) and is located at on Gregg Way, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 – New Construction). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by email at kkedinge@placer.ca.gov.</p>
<p>9:20 a.m. PD</p>	<p><b>VARIANCE (PLN17-00376)</b>  <b>SUMMERS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR (HOLMES)</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Brad Summers, for the approval of a Variance to reduce the watercourse setback requirement of 100 feet from centerline of a man-made canal, and rear yard structural setback requirement of 30 feet from the property line, to allow a setback of 25 feet from centerline of Boardman Canal and the eastern property line in order to construct a 381-square foot addition to the master bedroom of an</p>

	<p>existing single-family dwelling. The subject property, Assessor's Parcel Number 042-193-002-000, comprises approximately 3.3 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 2125 Brennans Road in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Sections 15303 and 15305 of the California Environmental Quality Act Guidelines and Sections 18.36.050 and 18.36.070 of the Placer County Environmental Review Ordinance (Class 3 – New construction or conversion of small structures, and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>9:30 a.m. PD</p>	<p><b>MINOR USE PERMIT EXTENSION OF TIME (PMPA 20080121)</b>  <b>NEWCASTLE STORAGE YARD</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Brian Freed, for the approval of a Minor Use Permit Extension of Time to authorize a final one-year permit extension for the construction and operation of the Newcastle Storage Yard. The project includes construction of a 50'x90' metal building for the storage of construction equipment, tools, machinery, and a small office; a fenced yard with approximately 11,000 square feet of outdoor storage for equipment and commercial vehicles; and 3,700 square feet of outside material storage. The subject property, Assessor's Parcel Numbers 040-140-040-000 &amp; 040-140-045-000, comprises approximately 2.26 acres, is currently zoned C2-DC (General Commercial, combining Design Scenic Corridor) and is located at 223 Taylor Road in the Newcastle area. A Mitigated Negative Declaration was previously adopted for this project in accordance with CEQA. The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>9:40 a.m. BS</p>	<p><b>MINOR USE PERMIT (PLN17-00387)</b>  <b>JABEZ</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Kim Cavender, for the approval to modify a Minor Use Permit to expand an existing residential care home to allow for 15 residents, one full time manager, and two employees. The subject property, Assessor's Parcel Number 038-051-051-000, comprises approximately .75 acres, is currently zoned RM-DL 10 (Residential Multi-Family, combining a Density Limitation of 10 units per acre) and is located at 1720 Lilac Lane, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New Construction or Conversions of Small Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>

<p>9:50 a.m. BS</p>	<p><b>VARIANCE (PLN17-00385)</b>  <b>KUSHCH</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Max Kushch, for the approval of a Variance to reduce the front setback (south property line) to 20-feet, where normally 50-feet would be required, and the front setback (west property line) to 9-foot measured from the centerline of easement, where 55-foot measured from centerline of easement would normally be required, to allow for a 2,466 SQ FT single family residence. The subject property, Assessor's Parcel Number 076-061-021-000, comprises approximately .23 acres, is currently zoned RS-AG-B-100-AO (Residential Single Family, combining Agriculture, combining a minimum Building Site of 100,000 square feet (or a 2.3 acre min) and combining airport overflight) and is located at 12105 Dry Creek Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(a) of the California Environmental Quality Act Guidelines and Section 18.36.050(A) of the Placer County Environmental Review Ordinance (Class 3 - New Construction or Conversions of Small Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>10:00 a.m. BS</p>	<p><b>VARIANCE (PLN17-00373)</b>  <b>OCHS</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 4 SUPERVISOR UHLER</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Elizabeth Ochs, for the approval of a Variance to reduce the side setback (east property line) to 14-feet, where normally 30-feet would be required, to allow for a 800 square foot detached garage. The subject property, Assessor's Parcel Number 035-061-013-000, comprises approximately .80 acres is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6) and is located at 7610 Rockcrest Place, in the Loomis area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures) because the detached garage is considered a small structure. The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at bsmithha@placer.ca.gov.</p>
<p>10:10 a.m. AF</p> <p>CONTINUED TO AN OPEN DATE</p>	<p><b>MINOR USE PERMIT (PLN16-00438)</b>  <b>VERIZON CELL TOWER</b>  <b>MITIGATED NEGATIVE DECLARATION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b>  Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the project proponents, Sacramento-Valley Limited Partnership d/b/a Verizon Wireless, for the approval of a Minor Use Permit to construct a new freestanding 100-foot tall monoeucalyptus cellular</p>

	<p>communications tower located within a 900 square-foot ground lease area. The subject property, Assessor's Parcel Number 040-030-096-000, comprises approximately 2.9 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet) and is located at 10085 Wise Road, in the Ophir area. The Zoning Administrator will also consider adoption of a Mitigated Negative Declaration pursuant to Sections 15070 and 15074 of the California Environmental Quality Act Guidelines and Sections 18.16.010 and 18.16.040 of the Placer County Environmental Review Ordinance (Negative Declarations). The Planning Services Division contact, Alex Fisch, can be reached by phone at (530) 745-3081 or by email at <a href="mailto:afisch@placer.ca.gov">afisch@placer.ca.gov</a>.</p>
<p align="center"><b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b></p>	
<p>10:20 a.m. MJ</p>	<p><b>MINOR LAND DIVISION EXTENSION OF TIME (PMLD 20051000) RIEDEL</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>          Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Ron Riedel, for the approval of a Minor Land Division Extension of Time to allow for two additional years to record the Final Parcel Map. The approved Minor Land Division allows for the subdivision of an approximately 9.2 acre parcel into two parcels, each consisting of 4.6 acres. The subject property, Assessor's Parcel Number 071-280-017-000, is currently zoned F-B-X 4.6 Acre Minimum (Farm, combining minimum Building Site designation of 4.6 acres) and is located at 1600 Live Oak Road, approximately 1.8 miles from the intersection of Live Oak Road and Canyon Way, in the Colfax area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>10:25 a.m. PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN17-00348) BAUGHN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>          County Review of the history of Assessor's Parcel Number 053-010-015-000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 1221 Cypress Lane in the Meadow Vista area. The Planning Services Division contact, George Rosasco, can be reached by phone at (530) 745-3065 or by email at <a href="mailto:grosasco@placer.ca.gov">grosasco@placer.ca.gov</a>.</p>
<p>10:26 a.m. PRC</p>	<p><b>CERTIFICATE OF COMPLIANCE (PLN17-00370) LESHCHIK</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b>          County Review of the history of Assessor's Parcel Number 046-101-024-</p>

	<p>000 to make a statement as to the compliance with the Subdivision Map Act (i.e., this is a legally created, saleable piece of land). Subject parcel is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located on Cavitt Stallman Road in the Granite Bay area. The Planning Services Division contact, George Rosasco, can be reached by phone at (530) 745-3065 or by email at <a href="mailto:grosasco@placer.ca.gov">grosasco@placer.ca.gov</a>.</p>
10:27 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00395)</b>  <b>CIOREGA</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b>  Minor Boundary Line Adjustment on Assessor's Parcel Number 040-260-013-000 to reconfigure the subject parcel. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located in the Auburn area.</p>
10:28 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00360)</b>  <b>BINUS/LAURSEN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Minor Boundary Line Adjustment of Assessor's Parcel Numbers 075-010-063-000 &amp; 075-010-017-000 to reconfigure the subject parcels. The property is zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and are located in the Auburn area.</p>
10:29 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00341)</b>  <b>MAGDA/MERCER</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b>  Minor Boundary Line Adjustment of Assessor's Parcel Numbers 042-192-051-000 &amp; 042-192-052-000 to reconfigure the subject parcels. The property is zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres) and are located in the Newcastle area.</p>
10:30 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00358)</b>  <b>LAURSEN/LAURSEN</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Minor Boundary Line Adjustment of Assessor's Parcel Number 075-010-010-000 to reconfigure the subject parcel. The property is zoned F-B-X-20 (Farm, combining minimum Building Site of 20 acres) and is located in the Auburn area.</p>
10:31 a.m. PRC	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00210)</b>  <b>WESLEY/WAYNE</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b>  Minor Boundary Line Adjustment of Assessor's Parcel Number 062-122-041-000 to reconfigure the subject parcel. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located in the Alta area.</p>